Date: 18 July 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/5934

Location: 54, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

Applicant: Molefield Properties C/O W M Graham Associates.

Case Officer: Elaine Vashi

The new plans show the following: Deatils to comply with conditions: 06 - site accommodation; 09 - slab levels; 10 - landscaping; 12 - tree protection; 13 - bat survey. Drawing nos: 2373/01/A, 2373/04/B, & lands text ref 2373/wmg/cm, bat survey.

Comments are required by 28/07/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5934 (Planaps) / (Ludhouse) Date Rec. 17/6/02.

Location: 54, WATMORE LANE, WINNERSH.

Parish WINNERSH.

Applicant:

Description of attached plans PLANS TO COMPLY WITH CONDITIONS :- 06 - SITE ACCOMMODATION; 09 - SLAB LEVELS; 10 - LANDSCAPING; 12 - TREE PROTECTION; 13 - BAT SURVEY.

Drawing No's: BAT SURVEY - TEXT; DRWG NO. 2373/01/A, 2373/04/B AND LANDS. TEXT REF 2373/wmg/cm.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ANDY GLENCROSS - ECOLOGY. (BAT SURVEY)

		Drawing No's	
1.	NK (Landscape & Trees)	TREE PROT & LAND.	✓
2.	NK (Env. Design)		
3.	XA (Highways)	SITE ACCOMM.	✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER E.V.

Consultations Sent by Admin. on 18.07.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5934 (Planaps) / (Ludhouse) Date Rec. 17/6/02.

Location: 54, WATMORE LANE, WINNERSH.

Parish WINNERSH.

Applicant:

Description of attached plans PLANS TO COMPLY WITH CONDITIONS :- 06 - SITE ACCOMMODATION; 09 - SLAB LEVELS; 10 - LANDSCAPING; 12 - TREE PROTECTION; 13 - BAT SURVEY.

Drawing No's: BAT SURVEY - TEXT; DRWG NO. 2373/01/A, 2373/04/B AND LANDS. TEXT REF 2373/nmg/cm.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ANDY GLENCROSS - ECOLOGY. (BAT SURVEY)

		Drawing No's	
1.	NK (Landscape & Trees)	TREE PROTECTION.	✓
2.	NK (Env. Design)		
3.	XA (Highways)	SITE ACCOMM.	✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER E.V.

Consultations Sent by Admin. on 18.07.PS

Yellow - Part One Copy
Green - Officer's Copy

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

CONDITIONS DISCHARGED

17 JUN 2002

18/6/02

57627

Ref: 2373/wmg/cm

17 June 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157 Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Mrs E Vashi

PLANS TO MEET CONDITIONS

5934

Dear Mrs Vashi

54 WATMORE LANE WINNERSH
Ref: F/2002/5934

With reference to the above and the conditions we are pleased note the following: -

No 02 - Materials to be: -

a) Brick Buckland Red Multi TM No. 0489902
b) Tile Huguenot – Fenal Phalempin NG – Weathered
c) Stone (Cills and Lintols) Masoncrete Portland

No. 06 - Site accommodation – as noted on drawings 2373 – 04B

No 09 - Slab levels – as noted on Dwgs. Nos. 2373 – 01A 7 04B

No. 10 – Landscaping - as noted on Dwg No. 2373/SK100 and landscape specification

No. 12 – Tree protection – as noted on Dwg. No. 2373 – 04B and landscape specification.

No. 13. – Bat survey – enclosed two copies of report prepared by P Cox.

Ref: 2374/wmg/cm

17 June 2002-06-17

WDC

We trust that all is in order but should you require any further details please do not hesitate to contact us.

Yours sincerely



W M Graham

Enc

**********FILE COPY**********

Tel. **(0118) 974 6451** (Direct Line)
Fax. (0118) 974 6484
Email. Elaine.Vashi@wokingham.gov.uk
Date June 18, 2002
My ref.
Your ref. 2373/wmg/cm

WOKINGHAM UNITARY
Aiming for Excellence

Molefield Properties
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of a replacement dwelling with garage. Demolition of existing dwelling

Address of Site: 54, Watmore Lane, Winnersh, Wokingham.

Application No: F/2002/5934

I refer to your recent submission seeking approval of details as required by conditions 2, 6, 9, 10, 12 and 13 attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

**********FILE COPY**********

Development Control Officer

PLANS TO MEET CONDITIONS

5934

Ref: 2373/wmg/cm
54 WATMORE LANE WINNERSH
LANDSCAPING SPECIFICATION

1.0 HORTICULTURAL WORKS

1.1 GENERAL

1.1.1 EXISTING VEGETATION

No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Owner.

1.1.2 EXISTING LAND DRAINS

Any existing land drains in the cultivated areas shall be the responsibility of the Contractor. The Contractor must carry out his own site investigation to determine the exact positions. The Contractor shall be responsible for reinstating any land drains disturbed or broken during site cultivation or tree pit excavation.

1.1.3 COMPACTION

Areas compacted to such an extent that a hard pan is formed are to broken up by the use of a heavy tine cultivator or sub-soil plough.

1.2 CULTIVATION

1.2.1 CULTIVATION GENERALLY

Cultivate all areas to be grassed to a minimum depth of 150mm and areas to be planted to a minimum depth of 200mm and grade to evenly running falls.
Clean out all grass, weeds etc. and remove from site, together with all extraneous materials exposed during cultivations (large stones, broken bricks, concrete, glass, rubbish etc.).
The Contractor shall include in his rates for any additional cultivations required by the Owner to destroy all weed growth if owing to the time of year, weather or other causes, if there is a period of waiting between the completion of the works as specified and the actual or grassing operations.

1.2.2 FERTILIZER

After completion of cultivation operation, all areas are to be dressed with an approved granular fertilizer at the rte of 70gm/m2 (2 oz. To one yard2) raked well into the soil surface. No fertilizer is to be applied more than four weeks or less than one week before planting or grassing.

1.2.3 APPROVAL

All cultivation and fertilizing operation are to be approved by the Owner before planting or grassing operations commence.

1.2.4 PROTECTION

The Contractor shall allow in his price for adequately protecting all the cultivated areas between the time the areas are approved and commencement of planting or grassing.

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1.2.5 PROTECTIVE FENCING

Where directed/indicated on the drawings the Contractor shall supply and erect a 1.2m high cleft chestnut pale fence to BS 1722 part 4, to protect grassed areas, planting or trees from accidental or malicious damage. The fencing shall consist of pales 75mm apart on galvanised wire, securely stapled to posts. Posts are to be 75mm min. diameter 1.65 long and pointed. All wood below ground level to be treated with non-toxic wood preservative. Posts to be driven 450mm into the ground at 2m centres and at all corners and changes of direction. Fencing to be erected taut and well strained with pales kept vertical. The Contractor is to allow for maintenance and repair of protective fencing during the contract period unless damage is caused by vandalism outside the control of the Contractor. All protective fencing must be inspected and approved by the Owner at the end of the contract period and removed by the Contractor at the end of the maintenance period or as directed by the Owner.

2.2 GRASSED AREAS/TURFING

2.3.1 GENERAL

Prior to the laying of turf the soil shall be brought to an even tilth and necessary firmness by cultivating and raking.

Topsoil shall be graded to levels ensuring that he finished turf level will be 25mm above adjoining or kerbing and not less than 150mm below the D.P.C. of adjoining buildings after reasonable consolidation.
The cultivation and levelling are to be approved by the Owner before turning preparations commence. Any turf brought onto site or laid prior to such approval will be deemed to have been brought onto site at the contractors own risk and he may be instructed to lift and remove such turf from the site and replace and/or relay his own expense. No turf is to be laid in exceptionally dry or frosty weather or in otherwise unsuitable weather conditions.

2.3.2 TURF

The turf shall be: -

Good quality lawn turf from an approved source such as Rowlawn, fibrous, well rooted, mown and free from dead or matted grass, perennial and annual weed. Turves should be a rectangular shape and of uniform thickness. They should have a minimum thickness of 25mm and width of 300mm. The supplier is to keep the grass cut and rolled in the field of origin until deliveries have been completed.

2.3.3 SAMPLES

Samples of turf are to be submitted for selection and the site of origin stated. A sample load of 10 No. of the approved turf is to be delivered and laid on the site for final approval. The quality of the turf must be maintained throughout with the sample load and any deliveries below the standard of the approved sample will be rejected and must be lifted (if laid) and removed from site at the Contractor's own expense.

2.3.4 LAYING TURF

Turf shall be unloaded on an area clear of that to be turfed, unless otherwise sanctioned by the Owner. Turves shall be laid in rows on the prepared bed of soil commencing at end of the area and progressively by placing planks over the last row of turves laid and laying subsequent turves therefrom, the planks to be moved forward as each line of turves is laid and so on to the end of the area. Turves from the pile as unloaded should be wheeled to turf layers on three rows of planks laid closely together side by side. The turves to be laid with half lapped joints, well butted up and evenly beaten twice over the whole area, with wooden turf beaters to be frequently scraped clean of accumulated soil or mud. Rollers should <u>not</u> be used unless so directed by the Owner. Any inequalities in finished levels, owing to variation in turf thickness or unequal consolidation of the soil, is to be adjusted after the first beating by raking and/or

packing fine soil under turves to obtain an even surface to the whole. The finished levels of turf after consolidation must not be less than 25mm above any adjacent paving or tops of kerbs. Turves laid on banks exceeding 30° - turves may be laid horizontally or diagonally and should be secured with stout wooden pegs 200mm in length.

2.2.5 TOP DRESSING

The rates for laying turf shall include for a top dressing of 5mm depth of fine sifted soil mixed with horticultural grade sand (70% soil to 30% sand) to be worked well into the joints.

2.2.6 TRIMMING

Turf edges of borders, beds and margins to be carefully trimmed square and true to lines shown on the drawings.

2.3.7 ACCEPTANCE

Individual areas of laid turf will not be accepted until the whole of the works have been completed and the Contractor shall allow for keeping such areas mown, watered and protected until handed over.

3.0 STANDARD TREES AND SHRUBS

3.1.1 GENERAL

Trees and shrubs shall be the best quality nursery stock similar in size and quality to samples inspected at the nursery by the Owner and in accordance with latest published edition of BS 3936 Part 1.

All trees unless otherwise described are to be standard, of an overall height as indicated in the plant schedule and with clean straight, sturdy stems at least 1.8m (6'. 0") high and with well balanced, well furnished head.

Shrubs shall be of the height specified in the plant schedule with several stems originating from or near ground level and of reasonable bushiness free from damage and disease, including the root system, well grown and established.

3.1.2 GUARANTEE

All plants shall be guaranteed for a period of one year from Practical Completion, against death, deformation or disease other than that caused by malicious damage.

3.1.3 SPECIES

All plants shall be exactly true to name shown on the drawings.
Variations on the plant schedules may be allowed upon reference to the Owner if suitable alternatives are more readily available.

3.1.4 TOPSOIL DEPTH

The Contractor shall confirm in writing if tree pits or shrub beds are not to dimension as described under the excavations clause or filled with the correct depth of topsoil.

3.1.5 PLANTING

All planting of trees and shrubs shall be carried out between October and April but not during periods of frost or drought or waterlogged soil conditions or cold drying winds. Care is to be taken that root systems are not damaged in any way.

A separate hole is to be excavated for each shrub keeping sub soil and topsoil separate. The holes are to be not less than the following dimensions.
Standard tree pits shall be 1000 x 1000 x 800mm
For shrubs 500 x 500 x 450mm deep and in any case not less than 100mm clear of the root ball all round.
In each case the bottom of the hole is to be broken up to a further depth of 150mm.

A mixture of topsoil and at least one third its volume of well rotted farmyard manure or peat is to be used for planting, to be thoroughly mixed before returning to the planting hole.
Place the plants so that the soil level, after firming, will be at the original soil mark on the stem. When backfilling the hole, shake the soil between the roots and firm thoroughly at stages during the process of backfilling. All container grown plants must be removed from their containers before being planted and care must be taken not to damage the root ball.

Plants brought on site should have their roots protected from drying out before planting. At the time of planting and at such times as the Owner shall direct all trees and shrubs shall be thoroughly watered. All shrubs shall be planted in a random fashion at approximately equal centres in order to obtain a natural dense cover when mature and not in straight lines.

All trees are to be planted in an informal manner as shown on the drawings except where forming an avenue or definite straight row. In such cases they should be equally spaced in a true straight line and in accordance with any dimensions given on the drawings.

The Owner will reject any plants which do not comply with this specification.

3.1.6 MULCH

On completion of planting all shrub borders and tree pits shall be mulched with shredded or chipped bark, composted leaf mould, well rotted manure or other approved material to a depth of 50mm. The soil shall be moist prior to application and care shall be taken not to bury the lower branches of shrubs in the mulch.

3.1.7 TREE GUARDS

Where specified, guards shall be constructed from 15mm x 25mm welded mesh of 8 s.w.g galvanised steel, 1.8m in height and not less than 300mm in diameter. Each guard is to be secured to the stake(s) with 8 No. 40mm galvanised staples.

3.1.8 CLIMBER GUARDS

Where specified, guards shall be constructed from 75mm x 25mm welded mesh of 8 s.w.g. galvanised steel, to the dimensions shown on the drawing and secured to the wall with 8 No. vine eyes and rawlplugs.

3.1.9 CONTAINER GROWN SHRUBS

On the written instructions of the Owner, container grown shrubs may be planted outside the spring and autumn planting season. Care is to be taken not to damage the roots and adequate watering during establishment must be allowed for.

3.1.10 CONTAINERISED SHRUBS

Plants must have been containerised during the dormant season before their use on site, by planting in containers large enough to hold the root ball and filled with suitable potting compost (not topsoil). Care must be taken not to disturb the root ball when planting and the containerised shrubs should be thoroughly soaked before removing container.

3.1.11 LOOSE ROOT, OPEN GROUND AND ROOT-BALLED PLANTS

Planting should be carried out between October and April. Natural Hessian used to wrap root-balled shrubs and trees may be left in the ground but the top must be untied to avoid possible constriction of the stem. Synthetic sacking should be removed completely as this will not rot down in the soil.

3.2 MAINTENANCE

3.2.1 The Contractor shall maintain to the satisfaction of the Owner the whole of the landscape works for a period of 12 months from the date of practical completion. At the end of this period all defects due to materials or workmanship shall be rectified by the Contractor.

3.2.2 The Contractor shall carry out the following maintenance operations during the maintenance period.

3.2.3 Shrub borders and tree pits are to be hoed, forked or hand weeded as appropriate at intervals of 2 weeks and all areas kept clean of weed and litter. In certain circumstances where appropriate and on written agreement of the Owner, spraying of weed using an approved selective weedkiller maybe allowed. It is to be understood that this method if used will not continue throughout the whole of the maintenance period and will be in conjunction with hoeing and forking as described above.
Prior to handover all areas will be given a final weeding and all weed growth removed form site. Soil is to be lightly forked over and all rubbish litter and large stones removed form the total area of landscape works on each maintenance visit.

3.2.4 Plants are to be firmed up, restaked or tied where necessary and guywires inspected and adjusted. Water shoots and dead, diseased or broken twigs are to be removed with a sharp knife or secateurs and pruning carried out according to the species. Protective fencing and tree guards are to be repaired or tightened as required.

3.2.5 WATERING

The Contractor is to allow for thorough watering in dry period – as necessary or when directed by the Owner – of all shrub areas and trees to ensure their successful establishment and continued growth. Allow for provision of equipment for this purpose.

3.3 LIABILITY

3.3.1 LIABILITY FOR REPLACEMENT

Trees, shrubs and herbaceous plants which die during one year from the date of planting due to the effects of weather including late frosts or lack of water or any cause within the control of the Contractor, shall be replaced at the contractor's own expense during the following planting season. The Contractor shall note plants damaged by vandalism during the replacement period and the cost for replacement submitted to the Owner.

The Contractor shall visit the site during the maintenance period with the Owner to note losses and agree as to their cause and submit details of costs of replacement for both parties for the Owner's reference.

3.3.2 GRASS MAINTENANCE

During the maintenance period of 12 months the Contractor shall carry out the following operation, which apply to newly turfed or grassed areas: -

a) When the grass has grown 50mm (2") high it shall be rolled, in two directions with large light roller
b) When the grass has grown to 100mm (4") it shall be cut, avoiding root pulling, to half the original height and cut again after a further 30mm growth.

c) An approved lawn fertilizer with spreader shall be added at the rate of 70gm/m2 (2oz/sq yd).

d) Further cuts shall be carried out at suitable intervals to maintain the height at 30mm or as often as directed by the Owner.

e) Grass cutting shall be removed from site.

3.3.3 Grass areas in which bulbs are growing shall not be until the bulb foliage has died back.

3.3.4 Grass under heavy shade shall not be cut closer than 75mm (3").

3.3.5 Any shrinkage below finished approved levels during the defect liability period shall be made good in a manner approved by the Owner.

3.3.6 Watering in dry period as necessary or when directed by the Owner, to all grass areas to ensure the growth and establishment.

4.0 GENERAL NOTES

All plant material is to conform to BS 3936:1980

All planting operations are to be carried out in accordance with BS 4420:1989

Feathered trees to be planted in pits 600 x 600 x 600 depth back filled with 20 litres tree planting compost and handful of broadleaf P4 mixed with topsoil, supported by 1 No. short stake and 1 No. adjustable tree tie. Standard trees to be planted in pits 900 x 900 x 600 mm depth back filled with 40m litres T>P>C> and broad leaf P4 mix with topsoil, supported by feathered trees.

All existing trees to be retained to be inspected by L>P>A> Tree Officer and qualified tree surgeon and any necessary works i.e. crown lifting or dead wood removal to be carried out in accordance with BS 3998. All trees to be retained are to be protected during building works by temporary protective fencing. No material, spoil or machinery is to be stored beneath the canopy of the trees and care should be taken not to raise or lower the existing ground level within the root zone of trees to be retained.

All tree protection work to be carried out to BS 5837:1991

4.1.1. HORTICULTURAL WORKS

4.1.1. GENERAL

4.1.2. EXISTING VEGETATION

No existing trees, shrubs or other plants shall be removed or cut without specific instructions for the Owner.

4.1.3 EXISTING LAND DRAINS

Any existing land drains in the cultivated areas shall be the responsibility of the contractor. The Contractor must carry out his own site investigation to determine the exact positions. The Contractor shall be responsible for reinstating any land drains disturbed or broken during site cultivation or tree pit excavation.

Ref: 2373

54 WATMORE LANE WINNERSH

LANDSCAPING SPECIFICATION– ADDITIONAL NOTES

1.0 **Native Hedge**: -

30 Acer Campestre	60-90 cm height whips
10 Crataegus Monogyna	60-90 cm height whips
10 Ilex Aquifolium	2 litre pot
30 Prunus Spinosa	60-90 cm height whips

Plant to replace elm hedge 3 rows 300 mm apart, 600 mm staggered centres, random mix.

1.1 GENERAL NOTES

All plant material is to conform to BS 3936:1980

All planting operations are to be carried out in accordance with BS 4420:1989.

Feathered trees to be planted in pits 600 x 600 depth backfilled with 20 litres tree planting compost and handful of broadleaf P4 mixed with topsoil, supported by 1 No. short stake and 1 No. adjustable tree tie. Standard trees to be planted in pits 900 x 900 x 600 mm depth backfilled with 40 litres T.P.C. and broadleaf P4 mixed with topsoil, supported as feathered trees.

All existing trees to be retained to be inspected by L.P.A. Tree Officer and qualified tree surgeon and any necessary works i.e. crown lifting or dead wood removal to be carried out in accordance with BS 3998. All trees to be retained are to be protected during building works by temporary protective fencing. No material, spoil or machinery is to be stored beneath the canopy of the trees and care should be taken not to raise or lower the existing ground level within the root zone of trees to be retained.

- All tree protection work to be carried out to BS 5837:1991

Commissioned by:
W M Graham Associates
Chartered Architects
1 Rectory Road
Wokingham
Berkshire RG40 1DJ

On behalf of
Molefield Properties Ltd
2 Loddon Court Farm Cottages
Lambs Lane
Spencers Wood
Reading
Berkshire RG7 1JG

REPORT OF A SURVEY OF 54 WATMORE LANE, WINNERSH FOR BATS

April 2002

PLANS TO MEET CONDITIONS

5934 #1

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

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REPORT OF A SURVEY OF 54 WATMORE LANE, WINNERSH FOR BATS

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REPORT OF A SURVEY OF 54 WATMORE LANE, WINNERSH FOR BATS

1.0 Background

A planning application, F/2002/59342, was made by Molefield Properties Ltd to demolish the house and outbuildings at 54 Watmore Lane, Winnersh and erect a replacement dwelling with garage. As a condition of granting the planning permission, Wokingham District Council required that the buildings be inspected to establish if bats were present before demolition could take place. The architects, W M Graham Associates, therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of the bungalow and four outbuildings at 54 Watmore Lane was carried out on 29 April 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles or spaces behind soffits and bargeboards, using 10x50 binoculars where necessary. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces, and staining caused by urine, faeces or fur rubbing. Just before emergence a colony of bats make a considerable amount of noise - scrabbling and audible squeaking - and this was listened for.

6.0 Results of survey

6.1 General description

The residence at 54 Watmore Lane is an extended, detached bungalow with small gardens to the front and rear. It is located at Winnersh, just south of the A329M, to the northwest of Wokingham. Watmore Lane is a quiet, established road with mature trees and many houses with good size gardens. The bungalow appears to have been empty for some time as the interior is very damp.

6.2 Exterior

The front garden was laid to lawn with ornamental shrubs and a small pond with a few frog tadpoles in it. There was a hedge forming the boundary to the road. The back garden also had grass and shrubs, with overgrown conifers at the rear and northern boundaries. Four outbuildings in the back garden were also examined.

6.2.1 Eastern side

The front door and entrance drive were on this side. The main hipped roof had well fitting tiles with only small spaces between them, and the ridges were intact, although some mortar was missing along the sloping sections. At the southern end a flat roofed extension was asphalted and overhung by a large laurel bush. The walls were white rendered making any staining or droppings easy to see. The soffits on the main part of the house were well fitting and the fascia boards holding the gutter appeared to have no gaps, and there were cobwebs under the gutter.

The walls were in reasonably good condition and no staining or droppings were visible. The UPVC window frames, sills and the open porch were negative for signs of bats. There were no roosting opportunities in the porch, which was thick with cobwebs.

6.2.2 Northern side

The roof here was similar with gaps in the mortar of the side ridges. The soffits were well fitting and there were no gaps around the fascia board supporting the gutter. The single window on this side had no evidence of bats. To the rear, a flat roofed extension had a well fitting asphalted roof with no soffits, and a narrow gap between the fascia board and the wall was well cobwebbed indicating lack of current/recent use.

6.2.3 Western side

There were flat roofed extensions as described at both ends, with the southern one being set back. The flat roofs appeared to be well fitted and the fascia boards were sealed to the wall with no gaps evident. The UPVC window frames were also well fitting and there was no evidence of bat presence on them or the glass doors.

6.2.4 Southern side

This wall was very close to the boundary of the adjacent property and had no windows. There was a small gap between the fascia board and soffits that had cobwebs over part of it. The eastern end was completely obscured by vegetation.

6.3 Outbuildings

6.3.1 A pitched roofed shed constructed of breezeblocks with a corrugated composite material roof, and windows, some covered with plastic sheeting. Ivy and other creeping plants covered most of this structure. The shed was divided into two sections with the underside of the roof and its single

supporting beam visible on one side. There were many cobwebs and no roost sites for bats. The other side had plastic sheeting supported by battens under the corrugated roof and collapsing hardboard formed a ceiling. This was also thick with cobwebs and ivy had grown through from the outside making the site unsuitable for bats.

6.3.2 An old outside toilet with no roof had a shed at the rear with a collapsed roof buried under branches of felled conifer. There did not appear to be any sites for bats to roost.

6.3.3 A wooden, planked summerhouse with full length glass doors to the front. The walls were lined with waxed paper inside and the ceiling had narrow planks over a low pitched asphalt-type roof. This structure was overhung with large conifer trees and no evidence of bats was found.

6.3.4 A brick-built garage with a sloping roof of corrugated composite material. There were no windows and the northern side was covered with ivy and the whole building was beneath the overhanging conifers. The front doors were sealed and there were no droppings on the painted walls.

6.4 Interior

The rooms were empty and damp and there were no gaps to allow bats to enter. The roof void was reached via a loft hatch and it was possible to see the whole of the underside of the roof. There was some insulation between the beams, but no underfelting, no gables and no chimneybreasts so bat roosting opportunities were limited. The rafters, purlins and the narrow plank forming the ridge board were examined but no bats were present. The water tank was covered and there were no droppings on it or on any other surfaces, and no signs that bats had been present in the past. There were a few small slits of light showing between the tiles but no obvious access to the roof space from the outside.

6.5 Summary of results

No evidence of the presence of bats was found in the bungalow and outbuildings at 54 Watmore Lane, and potential roosting opportunities were very limited. There were a few gaps in the fabric of the buildings that could possibly allow access by bats, but no evidence of current usage of these gaps was found. As the whole underside of the roof was visible and no bats were present, an evening survey was not considered necessary.

7.0 Impact of proposed development on bats

Demolition of the dwelling house and outbuildings should have no adverse impact on individual bats or local bat populations, as no bats or signs of their presence was found.

8.0 Summary and conclusions

54 Watmore Lane, Winnersh was examined for signs of bats on 29 April 2002. There were few suitable gaps in the fabric of the building that would allow entry to the limited roosting sites, and no bats or evidence of their presence were found. Therefore, demolition of the existing house and outbuildings should not have any adverse effects on bat populations in the area.

Precautionary note

Although no evidence of the presence of bats was found during the survey and potential roosting sites were limited, there were a few gaps in the fabric of the buildings. Bat populations are mobile, responding to changes in their environment, it is possible that bats may enter the buildings in the future. Therefore, the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from English Nature.

Commissioned by:
W M Graham Associates
Chartered Architects
1 Rectory Road
Wokingham
Berkshire RG40 1DJ

On behalf of
Molefield Properties Ltd
2 Loddon Court Farm Cottages
Lambs Lane
Spencers Wood
Reading
Berkshire RG7 1JG

REPORT OF A SURVEY OF 54 WATMORE LANE, WINNERSH FOR BATS

April 2002

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.
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REPORT OF A SURVEY OF 54 WATMORE LANE, WINNERSH FOR BATS

1.0 Background

A planning application, F/2002/59342, was made by Molefield Properties Ltd to demolish the house and outbuildings at 54 Watmore Lane, Winnersh and erect a replacement dwelling with garage. As a condition of granting the planning permission, Wokingham District Council required that the buildings be inspected to establish if bats were present before demolition could take place. The architects, W M Graham Associates, therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of the bungalow and four outbuildings at 54 Watmore Lane was carried out on 29 April 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles or spaces behind soffits and bargeboards, using 10x50 binoculars where necessary. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces, and staining caused by urine, faeces or fur rubbing. Just before emergence a colony of bats make a considerable amount of noise - scrabbling and audible squeaking - and this was listened for.

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